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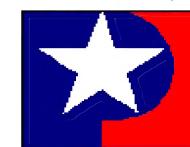
0004

0005.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
742,800 / 742,800  
742,800 / 742,800  
742,800 / 742,800APPRaised:  
USE VALUE:  
ASSESSED:

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		PAUL REVERE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KIM ERIC J & RUTH H	
Owner 2:	
Owner 3:	

Street 1:	96 PAUL REVERE RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER
Owner 1: LI ZHEYU -
Owner 2: -
Street 1: 96 PAUL REVERE RD
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02476

NARRATIVE DESCRIPTION	
This parcel contains 7,353 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7353		Sq. Ft.	Site		0	70.	0.83	6			Topo	-5					425,995						426,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7353.000	316,800		426,000	742,800			115137
Total Card		0.169	316,800		426,000	742,800	Entered Lot Size		GIS Ref
Total Parcel		0.169	316,800		426,000	742,800	Total Land:		GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card:	351.70	/Parcel:	351.7	Land Unit Type:		Insp Date

08/09/18

!13433!

## USER DEFINED

Prior Id #1: 115137

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI ZHEYU,		64797-412		1/15/2015		657,500	No	No		
ZANI MARIA A &		49881-107		8/1/2007		406,500	No	No		
9839-539				1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	393	Re-Roof	7,000					
6/18/2013	875	Manual	6,000					
6/6/2013	809	Add Bath	29,000					
8/13/2007	683	Redo Kit	5,400		G9	GR FY09	15 windows	

## ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Inspected	CC	Chris C
7/2/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
10/20/2008	Meas/Inspect	355	PATRIOT
12/14/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating:					12	8	8					
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: %	3/4 Bath: 1	Rating: Good	A 3QBth: 1	Rating: Average					GRN (96)	12						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	A HBth: 1	Rating:	OthrFix: 1	Rating:					FFL BMT (133)	15	7	7				
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1				EFF (105)							
Grade: C - Average	Year Blt: 1955	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	19	15		
Jurisdct: G17	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Average	Upper		BR	FB	HB	L	O							
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Other											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Total Units: 1	Floor: 1	% Own: 1	Name: 1	Lvl 2											
Prim Floors: 4 - Carpet	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Override: 1	Total: 18.6 %	Exterior:	No Unit	RMS	BRS	FL									
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Const Adj.: 0.99000001	Adj \$ / SQ: 134.922	Interior:	1	6	3	M									
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	Other Features: 103371	NBHD Inf: 1.00000000	Additions:													
Solar HW: NO	% Com Wall: %	% AC: 50	% Sprinkled: %	NBHD Mod: 1	LUC Factor: 1.00	Kitchen:													
<b>MOBILE HOME</b>				Adj Total: 389140	Depreciation: 72380	Baths:													
<b>SPEC FEATURES/YARD ITEMS</b>				Depreciated Total: 316760	Final Total: 316800	Plumbing:	WtAv\$/SQ:	AvRate:	Ind.Val:										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X10		A	AV	1980		0.00	T	31.2	101						
More: N	Total Yard Items:					Total Special Features:								Total:					
<b>PARCEL ID</b> 173-0-0004-0005.B																<b>IMAGE</b>			
<b>AssessPro Patriot Properties, Inc</b>																			